

Approved 2/11/09

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
January 28, 2009
Town House**

Meeting called to order: 7:23pm

Members Present – Charlie Dolben, Chair, Neil Flynn, Joseph Kruzel, John Matthews and Robert Howarth.

Minutes – The minutes from the January 14, 2009 regular meeting were read. Mr. Kruzel made a motion to approve the minutes as presented. Mr. Howarth seconded. The motion was approved unanimously.

Bills – The clerk's payroll voucher and the Staples invoice were approved and signed.

Discussion with Selectmen – Rick Green and John Flynn were in attendance for the Public Hearing. A discussion was held regarding requests received by the Planning Board from banks requesting a statement that a lot is buildable, or a confirmation of zoning on a particular parcel. Mr. Dolben believes that the Town should not be doing any of this. The Building Inspector has responded to some of these requests. The Selectmen would like to have a discussion on this topic. Gary Weiner added that there is a process that a surveyor is involved in for the banks regarding this.

Hampden Country Club/ANR/Wilbraham Road – Nick Cardinale and Bill Tragakis presented an ANR for parcel A on Wilbraham Rd with approximately 1.382 acres. The Board reviewed the plan and the zoning requirements. The property is currently part of the Golf Recreation zone and will need a zone change to Residential. Mr. Dolben signed the ANR.

Mr. Cardinale is requesting a warrant article for the April Town meeting to rezone parcel A on Wilbraham Road from Golf Recreation to R-6. He will prepare the article and obtain the ten signatures from registered voters that are required to place an article on the warrant. A Public Hearing is scheduled for March 11th for the Hampden Country Club rezoning of parcel A.

Dan O'Brien/South Rd Estate Lots – Mr. O'Brien is working with Jim and Paul Martin who purchased the Minnechaug Land Trust property on South Road. They would like to create two estate lots with a common driveway to access both. There are deed and conservation restrictions on the property which allow for two, 2 acre building lots. The Audubon Society holds the conservation restriction. Mr. O'Brien was looking for guidance as how to best approach creating the lots. He asked if the plan he presented was sufficient for the Ridgeline and Hillside review. Mr. Matthews answered that he would like to have the houses staked out on the properties. The Planning Board would need to have slopes and drainage

shown on the plan for the common driveway. Also, a maintenance agreement would have to be drawn up and recorded. Mr. O'Brien will come back to the Board with a driveway profile and will stake out the houses for Ridgeline and Hillside. The Martins will need to go to Conservation for the driveway as it will cross over water. A Public Hearing for a special permit for the estate lots and common driveway will be required. The special permit will be good for two years. Construction would have to be started within that time. The Martins would like to start the driveway in the spring and start building within two years.

Dennis Bruno/Mastronardi Property/Mountain Road – Mr. Dolben recused himself as an abutter. Mr. Bruno is interested in purchasing one of Mr. Mastronardi's lots on Mountain Road. He asked if he purchased the lot, could he put the driveway off of the "access way" that is used by the residents that live up in the back of the property. He explained that it would be very costly for him to put the driveway off of Mountain Road due to the steepness of the land. The Board explained that the access and frontage is on Mountain Road and that the driveway would have to come off of Mountain Road. The "access way" would have to be improved and upgraded before anything else is allowed there. It is currently a pre-existing, undefined situation.

Hampden Nurseries/Gary Weiner – The Hampden Nurseries was sold to Michael Cimmino. Gary Weiner came to the Planning Board to request a zone change for the property which consists of approximately 9 acres. Currently there is a 150' business zone along East Longmeadow Road and around the corner along Somers Road. The rest of the property is zoned Residential 4. Mr. Cimmino would like to change the zoning of the entire parcel to business zoning. The Board asked what Mr. Cimmino is planning for the property. Mr. Weiner did not have an answer yet but said that Mr. Cimmino should have something to present for the Public Hearing and Town Meeting. Mr. Weiner will write up the warrant article for the Town Meeting and would like the support of the Planning Board. A Public Hearing on the zone change for Hampden Nurseries is scheduled for March 11th.

Zoning Question – There was a discussion regarding zoning setbacks. The current residential side setback is 35'. Prior to 1968 the side setback was 25'. A variance would be required from the Zoning Board of Appeals for an addition to a home that would violate the setback requirement.

Old Business – Scenic Roads/Historical Commission warrant article – Mr. Dolben will call Connie Witt. He feels that the information presented to the Board on Scenic Roads is a great idea but needs more work and time is limited. The Planning Board cannot support it in its current form. They would like to table this until the next Town Meeting. Mr. Kruzel made a motion to take no action on the Scenic Roads bylaw. Mr. Howarth seconded. The motion was approved unanimously.

Budgets FY 2010 – Mr. Dolben submitted a level funded budget to the Selectmen and the Advisory Board. All departments are now asked to also submit a budget showing a 5% decrease. The expense budget will be reduced to \$150 and the salary budget will be reduced by 10 hours or \$118.40. Mr. Dolben will write up the new budget request showing the 5% decrease. Mr. Howarth will attend the Advisory meeting on February 2nd for Mr. Dolben.

New Business - None

Other Items – Reviewed without further discussion.

Mail – Reviewed

Mr. Flynn made a motion to adjourn at 9:34pm. Mr. Howarth seconded. The motion was approved unanimously.

Submitted by: Deborah House, Clerk